



Roxann Wedegartner
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Eash, Emily (2023)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD Minutes of March 4, 2021 6:00 p.m.

Webex Meeting

Chairperson Charles Roberts called the Planning Board meeting open at 6:02 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

PB MEMBERS PRESENT: Charles Roberts, Chairperson; George Touloumtzis, Vice-chair; and Alternate Mark Maloni

PB MEMBERS ABSENT: Emily Eash and Alternate Amy McMahan

ALSO PRESENT: Councilor Virginia Desorgher and Councilor Otis Wheeler

Chairperson Roberts elevated Mark Maloni to a voting member.

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 3:0:0 to approve the meeting minutes of February 9, 2021 as amended.

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 3:0:0 to approve the meeting minutes of February 18, 2021 as amended.

Action Items:

- a. Approval Not Required (ANR) Plan Endorsement for 200 Green River Road (Parcel R33-13) submitted by Debra A. Nicolai.

The Board reviewed the plan and reached consensus that it meets the two criteria for endorsement.

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 3:0:0 to endorse the Approval Not Required (ANR) Plan for 200 Green River Road (Parcel R33-13) submitted by Debra A. Nicolai.



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MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 3:0:0 to allow the Chairperson to endorse the Approval Not Required (ANR) Plan for 200 Green River Road (Parcel R33-13) submitted by Debra A. Nicolai on behalf of the full Board.

- b. Planning Board deliberation on the proposed zoning amendment to eliminate the Tier 1 limit for marijuana cultivation facilities in the Rural Residential (RC) Zoning District submitted by Councilor Tim Dolan.

The Board reviewed the proposed zoning amendment and made the following motion:

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 3:0:0 to forward a negative recommendation to the City Council on the proposed zoning amendment to eliminate the Tier 1 limit for marijuana cultivation facilities within the Rural Residential (RC) Zoning District submitted by Councilor Tim Dolan.

Discussion Items:

- a. Nomination of a Clerk for the Planning Board.

Director Twarog stated that Alternates can serve as the Clerk for the Planning Board. The Board reached consensus to keep Emily Eash as the Clerk for the Planning Board until the July reorganization of the Planning Board.

- b. Clarification of Craft Marijuana Cooperative vs. a Marijuana Cultivator.

Director Twarog reviewed the definitions of Craft Marijuana Cooperative vs. a Marijuana Cultivator with the Board. He clarified for the Board that a Craft Marijuana Cooperative is a type of Marijuana Cultivator.

- c. Major Development Review (MDR) Regulations.

Touloumtzis explained to the Board the reasons why he requested that a discussion of the MDR ordinance be placed on the agenda. He stated that he thought that the process to adopt the recent amendments to this section of the Zoning Ordinance was fast tracked due to political considerations because of the vote on the library grant. He would like to see a thorough and deliberate process to reconsider these amendments as well as other amendments. The Board reviewed the amendments previously adopted. Chairman Roberts stated that he invited Al Norman as a guest to give his thoughts on the MDR amendments. Mr. Norman stated that he believes that all of the recent amendments should be reversed back to the original language. He stated that he believes further amendments to Section 200-7.12, Major Development Review, of the Zoning Ordinance needs to be made as well as amendments to the MDR Rules and Regulations, and the Planning Board's Rules and Regulations. Mr. Norman reviewed his proposed amendments with the Board and offered to forward



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a copy of his notes to the Board for consideration. The Board reached consensus to put this on the March 18, 2021 Planning Board agenda for further discussion.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 3:0:0 to adjourn the Planning Board meeting at 7:42 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of the Department of Planning and Development